036.0	0001	0012.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	653,600 / 653,600
					USE VALUE:	653,600 / 653,600
					ASSESSED:	653,600 / 653,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUCA JEANETTE C
Owner 2:	
Owner 3:	
Street 1:	66 DECATUR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Vinyl Exterior and 1461 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	11	41A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6050.000	268,600		385,000	653,600
Total Card	0.139	268,600		385,000	653,600
Total Parcel	0.139	268,600		385,000	653,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.30 | /Parcel: 447.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 036.0-0001-0012.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,600	0	6,050.	385,000	653,600		Year end	12/23/2021
2021	101	FV	261,400	0	6,050.	385,000	646,400		Year End Roll	12/10/2020
2020	101	FV	261,400	0	6,050.	385,000	646,400	646,400	Year End Roll	12/18/2019
2019	101	FV	215,700	0	6,050.	348,900	564,600	564,600	Year End Roll	1/3/2019
2018	101	FV	215,700	0	6,050.	330,800	546,500	546,500	Year End Roll	12/20/2017
2017	101	FV	215,700	0	6,050.	288,700	504,400	504,400	Year End Roll	1/3/2017
2016	101	FV	215,700	0	6,050.	246,600	462,300	462,300	Year End	1/4/2016
2015	101	FV	207,300	0	6,050.	228,600	435,900	435,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2936

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12894-409		11/17/1975			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
1/15/2009	Meas/Inspect	294	PATRIOT
4/8/2000	Inspected	276	PATRIOT
3/1/2000	Measured	197	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6050		Sq. Ft.	Site		0	64.	0.99	3									384,962						385,000	

Patriot Properties Inc.

User Acct

24903

GIS Ref

GIS Ref

Insp Date

06/13/18

!2936!

PRINT

Date	Time
12/29/21	22:17:44

LAST REV

Date	Time
11/30/21	09:25:27
mmcmakin	

USER DEFINED

Prior Id # 1:	24903
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.13889	Total SF/SM:	6050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	384,962	Spl Credit		Total:	385,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	188.046
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364891
Depreciation:	96331
Depreciated Total:	268560

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

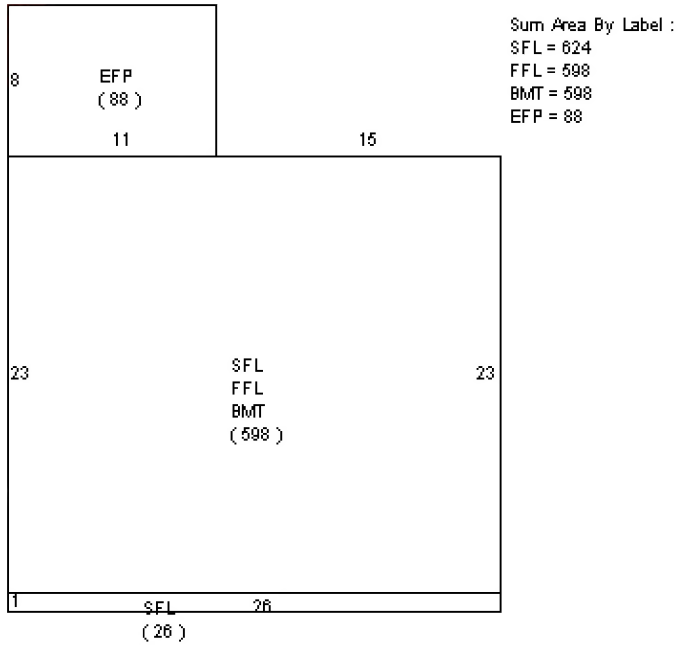
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.05
Special Features:	0	Val/Su Net:	140.78
Final Total:	268600	Val/Su SzAd	219.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	624	188.050	117,340
BMT	Basement	598	71.080	42,507
FFL	First Floor	598	188.050	112,451
EFP	Enclos Porch	88	57.870	5,092

Net Sketched Area:	1,908			Total:	277,390
Size Ad	1222	Gross Area	1908	FinArea	1461

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 036.0-0001-0012.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	AV	1965	0.00	T	40.8	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc